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SPECIALISTS IN PROPERTY



Marba Victoria Road, Farnham Common, Buckinghamshire. SL2 3NL.

£795,000

A three/four bedroom detached family home situated a short walk to The Broadway with its many shops and amenities. The beautiful Burnham Beeches is also only a stones throw away.

This excellent property comes to the market with no upper chain, therefore ideal if you are looking for a speedy and hassle free purchase.

Ground floor accommodation includes an entrance porch, a 16'11 x 15'4 bay fronted double aspect living room with a feature fireplace and stunning parquet flooring, which is then semi open plan to the triple aspect 16'5 x 10' dining room that also has parquet flooring, plus a lovely part vaulted ceiling. The dining room leads into the kitchen, which has ample fitted units and built in appliances, and in turn offers a lovely aspect over the garden. The kitchen can also be accessed from the hall.

Off the kitchen is a useful utility area that gives you access to the garden, a 13'10 x 5'7 study/bedroom four, a cloakroom, and the impressive 19'6 x 11'10 integral garage.

Upstairs are three well proportioned bedrooms and a large family shower room. Bedroom one is bay fronted and measures 15'8 x 12'4, plus has built in wardrobes. Bedroom two measures 13'11 x 8'11, also has built in wardrobes and includes a wash hand basin, while bedroom three faces the front and is 9'8 x 8'6.



Outside and to the front is a gated drive which provides ample off street parking, and there is a handy side storage area/lean to which can also give you access to the garden.

The rear garden is well kept and fairly low maintenance, with a patio, lawn and a variety of shrub/flower borders.

## THE AREA

The sought after Farnham Common Village borders the ancient woodland of Burnham Beeches, a 530 acre National Nature Reserve. The Village provides a good selection of shops and restaurants including a Sainsburys and Tesco Express, a Costa Coffee, Post Office, Library and a Sports Club and close proximity to the M40/M4 motorways gives easy access to the motorway network, and the Chiltern Line offers main line access to London Marylebone via Gerrards Cross or Beaconsfield.

The area is well served by highly regarded state schools. For the latest information on specific school catchment areas please contact Bucks County Council Education Authority or visit: [www.buckscc.gov.uk/education/schools](http://www.buckscc.gov.uk/education/schools)



### Important Notice

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Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



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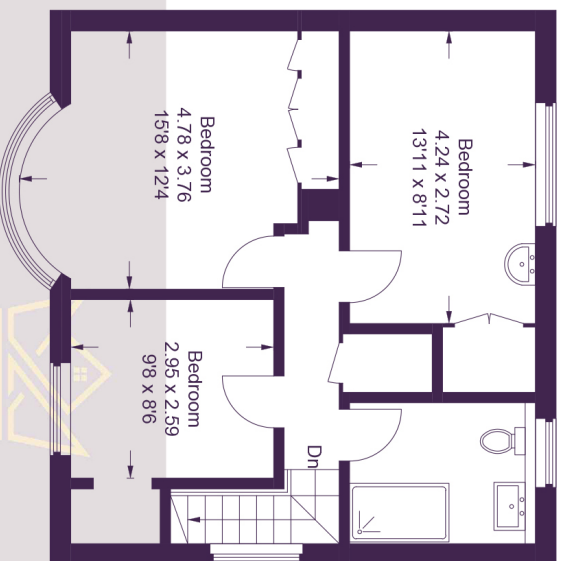
# Marba, Victoria Road

Approximate Gross Internal Area

Ground Floor = 103.7 sq m / 1,116 sq ft

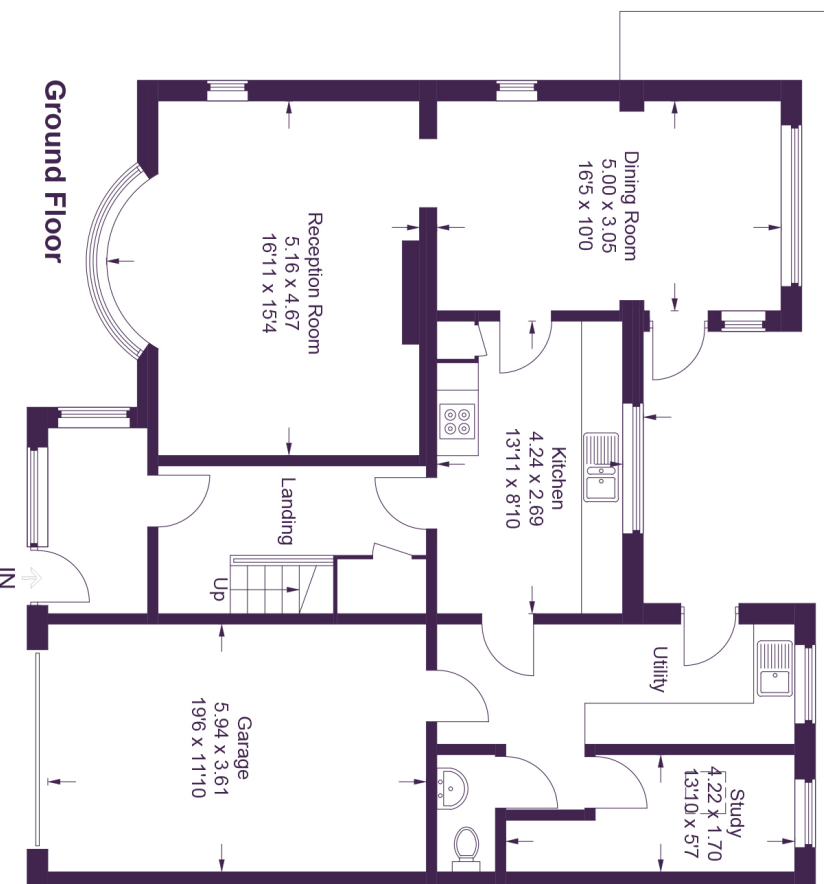
First Floor = 51.6 sq m / 555 sq ft

Total = 155.3 sq m / 1,671 sq ft



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Garden  
13.89 x 11.89  
45'7" x 39'0"



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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